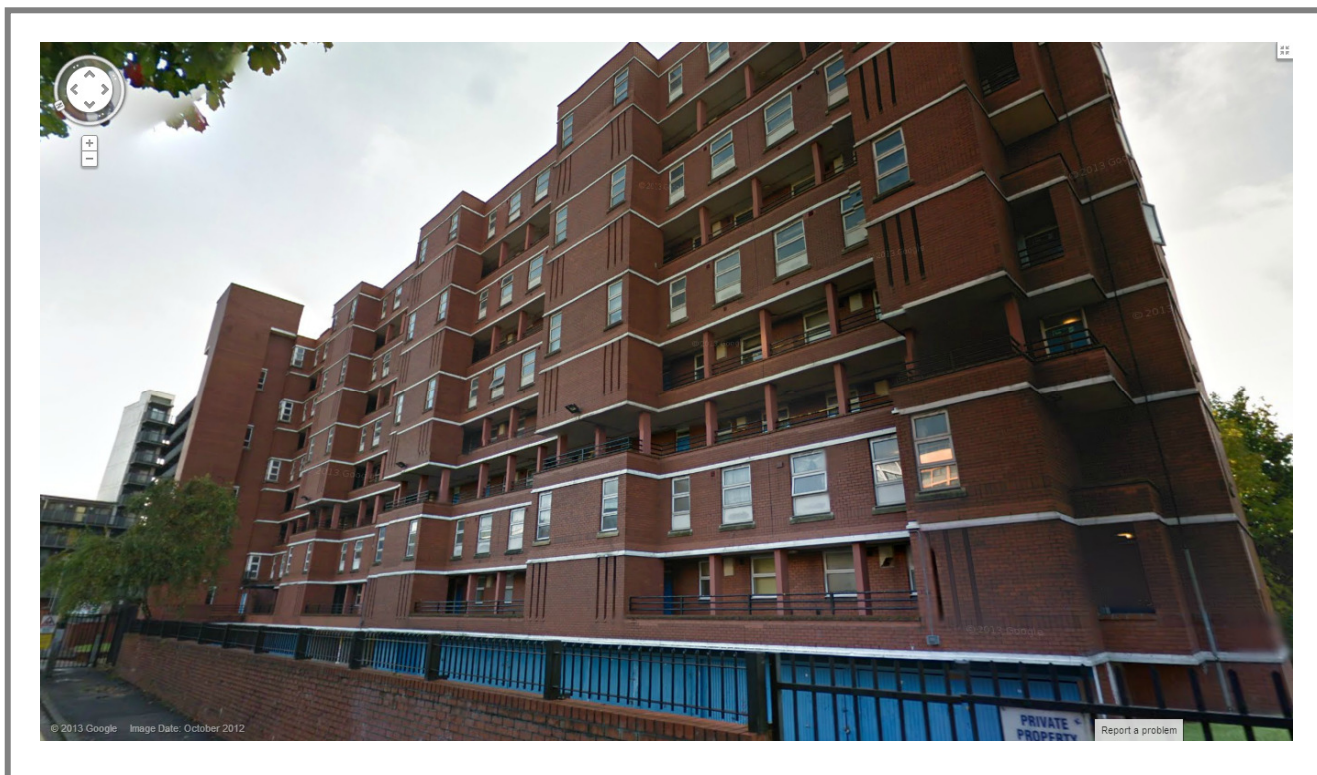


## Case Study – Cooper House Asbestos Clearance



Project Title	Cooper House Asbestos Clearance
Location	University District - Manchester
Client	CRL
Client Representative	Andy Duncan – Construction Project Manager
Project Value	£620,000.00
Project Commencement	June 2013
Project Completion	Estimated June 2014
Project Description	Undertake site wide asbestos pre-refurbishment survey Undertake site wide removal of all asbestos containing materials. Works included the removal of Asbestos Insulation Board to all flats (halls of residence layout), the decontamination of lift shafts and risers, the removal of asbestos containing floor tiles, bitumen and entire floor substrate.
Challenges	All work to be undertaken while the block remained occupied, only decanting 1 column (9 flats) at any one time.

## Project Inception

Winsulate were appointed under an existing framework arrangement to provide initially asbestos consultancy services during the feasibility stage of the planned refurbishment project. Once through to planning stages, Winsulate were recommended as the overall client's preferred licensed asbestos removal contractor and following completion of the initial programme of asbestos surveys (undertaken independently), Winsulate were asked to tender through the clients cost consultants – MACE.

Following review of the tender docs and using knowledge gained at the feasibility stage, Winsulate recommended a full review of asbestos data following discrepancies suspected within the tender docs. Although a programme of asbestos surveys had been conducted to a percentage of the domestic properties and to the majority of communal areas, concerns were raised regarding proceeding with the envisaged removal works until such a time that asbestos surveys could be completed to all areas. Winsulate were concerned with the sporadic findings within the survey data where no direct correlation could be drawn in relation to asbestos installations across the site and consequently a number of presumptions were being made.

Fearing programme delays, Winsulate were appointed to commission and oversee a site wide asbestos refurbishment survey, progressing the surveys column by column (9 flats at a time following decants) to establish exact installations and quantities of asbestos by column. Following completion of the surveys to column 1, our client was able to amend overall refurbishment programmes to allow for the additional asbestos removal works required following our additional findings. Initial asbestos programmes were forecast at 15 days per column, where the actual asbestos programme per column reached 29 days once all survey data had been completed and the abatement programme revised.

Following negotiation, Winsulate were appointed as the projects asbestos removal contractor by the principal contractor (CRL).

## Project Overview

In summary the works involved the removal of all asbestos site wide - 90 domestic flats (50% 1 bedroom, 50% 2 bedroom) and numerous communal areas. The site consisted of 9 flats per floor, across 10 floors. Communal areas consisted of bin stores, meter cupboards, basement areas including caretakers office, 40 subfloor integral garages, x3 lift shafts, lift shaft plant roof, x9 vertical dry risers and all associated external areas.

Asbestos Insulation Board was discovered in a sporadic fashion to roughly 30% of the domestic properties, the dry risers and the lift motor room. Asbestos insulation board debris and contamination was also identified to the dry risers. The complex item of removal however was actually the asbestos within the floor substrate to all flats. The floor substrate was made up of Asbestos containing floor tiles (top layer), asbestos containing floor screed (second layer), concrete (third layer), asbestos containing floor screed (4<sup>th</sup> layer), sound proofing (5<sup>th</sup> layer), concrete floor substrate (bottom layer). As the main refurbishment included installing additional sound proofing to meet current regulations, without the loss of floor – ceiling height, all floor substrate required removal. To further complicate the project, refurbishment works could only be undertaken to x1 column at any one time with the remainder of the site to remain occupied. Given the complexities of working in such close proximity to residents, the decision was made to appoint a licensed asbestos removal contractor to undertake all asbestos removal works (including the full removal of the entire floor substrate as asbestos material).

The most challenging aspect of this project was ultimately our ability to occupy a site with the minimum of visibility and disruption to neighbours whilst trying to remove and transit a significant amount of asbestos waste down 9 storeys without the aid of any passenger lifts.

## Auditing and Control

1. Internal Audits Monthly
2. External Audits Quarterly
3. Weekly Progress Meetings on Site (Internally)
4. Weekly Progress Meetings on Site (Client)
5. Review of previous weeks Weekly Site Pack each week
6. Review of Audit scores and project scores Monthly (Directors Meeting)
7. Continual liaison with Site Supervisor
8. Frequent liaison with Client representative

## Outcome

*We maintain our client's contractor of choice. By showing our consultancy approach in dealing with a complex contract based programme of works, we are able to responsibly act as an extension of our client's internal workforce. Always relied upon, consistently overachieving, commercially benchmarked, Winsulate will continue to add value to our client's framework and do all we can to ensure projects are completed safely and on budget.*

## Corporate Social Responsibility

In October 2013, Winsulate supported our clients chosen supported charity (The Mustard Tree) by undertaking a programme of asbestos surveys pro bono in order to assist them meet their responsibilities under the Control of Asbestos Regulations 2012.

## Before



## After

